

10/19

**BY-LAWS
OF
WOODLAND LAKES CIVIC CLUB**

ARTICLE I - NAME

The name of this organization shall be Woodland Lakes Civic Club.

ARTICLE II - PURPOSE

This club shall be a non-profit organization for the purpose of promoting the civic and community welfare and pride among the owners of Woodland Lakes Subdivision property, of encouraging and enforcing the restrictive regulations and covenants of said Subdivision conducive to good planning and sustaining of property values therein, of securing desirable improvements and benefits for that Subdivision and to foster and assist in the general civic and social enterprises and activities which may be beneficial to the community.

ARTICLE III - MEMBERSHIP

Section 1. All property owners within the Woodland Lakes Subdivision become a member of a Woodland Lakes Civic Club membership unit. A membership unit, which shall be entitled to a total of two votes, shall accrue to each parcel of property on which a maintenance fee is paid, defined and grouped as follows, to-wit:

One or more individuals, regardless of marital status, familial relationship, or other relationship, all of whom shall be bona fide purchasers under Contract of Sale of one or more properties within the Woodland Lakes Subdivision.

Section 2. Each membership unit shall be entitled to an aggregate of two votes as follows, to-wit:

Property owners of one or more properties within the Woodland Lakes Subdivision shall be entitled to a total of two votes per parcel of property owned within the Subdivision and on which a maintenance fee is paid. These two votes may be cast separately; provided however, in the absence of any of the other parties of the membership unit, a single party of the membership unit shall be entitled to two votes. In the event two or more persons jointly own property in the subdivision, such joint owners shall be entitled in the aggregate to only two votes per parcel of property on which a maintenance fee is paid. Should two or more persons in one membership unit jointly own property in the subdivision with persons in another membership unit, each membership unit shall be entitled in the aggregate to only two votes.

Section 3. No one shall be entitled to participate in the affairs of this Club or hold office therein except qualified members. A qualified member is defined as an individual property owner whose annual General Maintenance fees have been paid and are current, as set out in Article IV - Dues and Fees, Section 2.

ARTICLE IV - DUES AND FEES

Section 1. Should any changes in the General Maintenance Fee assessment be necessary in the opinion of the officers and board of directors it will be submitted to the property owners for final approval requiring a 2/3rds. majority of qualified members, as defined in Article XIII.

Section 2. It shall be the duty of the officers of the Club to assess and collect from all property owners the annual General Maintenance fee payable in advance--monthly, quarterly, semiannually, or annually. When notice is sent out in December for the payment of General Maintenance fees for the upcoming year, each property owner will designate the payment schedule of his/her choice: monthly, quarterly, semiannually, or annually. A qualified member in good standing shall be a member whose current maintenance fee assessments have been paid in advance and are current under his/her selected payment schedule. Any account unpaid for six (6) months without previous payment arrangements will be considered in arrears and, if not paid within 10 days of written notice, may be subject for collection through the small claims court. All disbursements from this fund for maintenance and/or improvements are to be approved by the Board of Directors.

Section 3. Reserved for future use.

Section 4. Reserved for future use.

Section 5. Reserved for future use.

ARTICLE V - FISCAL YEAR

Section 1. The Fiscal Year of the Club shall begin on January 1st of each calendar year and extend to December 31st of the same year.

ARTICLE VI - OFFICERS

Section 1. The officers of the Club shall consist of a President, Vice-President, and Secretary-Treasurer.

Section 2. The term of office of each officer shall be for a period of one (1) year, and until his/her successor is elected.

Section 3. In case a vacancy occurs among the Officers, the Board of Directors shall select a successor to serve during the unexpired term of the office vacated.

ARTICLE VII - DUTIES OF OFFICERS

Section 1. The President shall preside at all meetings of the Club, preserve order, enforce the By-Laws and exercise supervision of the Club's affairs generally. He/She shall decide all questions of procedure and order for the Club;

he/she shall, with the advice and consent of the Board of Directors, appoint all committees, unless otherwise provided for in these By-Laws, and he/she shall be ex-officio member of all such committees; and further, he/she shall perform such other and additional duties as are customarily performed by such Officer.

Section 2. The Vice-President shall assist the President in the discharge of his/her duties, and in the absence of the President, shall preside at all meetings of the Club and of the Board of Directors, and shall perform the duties of the President during the latter's absence. Further, the Vice-President shall perform any and all additional duties which may be delegated to him/her by the President or the Board of Directors.

Section 3. The Secretary-Treasurer shall keep a full and correct record of all proceedings of this Club and of the Board of Directors, and shall have charge of all records of the Club. The Secretary-Treasurer shall receive all communications, conduct the correspondence, and shall mail all reports, bulletins and notices, keeping a correct record of the foregoing. The Secretary-Treasurer shall receive all funds belonging to the Club, giving receipt therefor, and shall deposit all such funds in the bank designated by the Board of Directors; all checks on the Club's funds shall be signed by the Secretary-Treasurer, and/or the President or Vice President. The Secretary-Treasurer shall keep a full, true and correct record of all funds and of all financial transactions of the Club, and shall render a complete report thereof to the Club at its meetings, or as often as required by the President and Board of Directors. The Secretary-Treasurer shall request the Board of Directors to appoint an assistant to act as Recording Secretary if and when the need arises.

Section 4. Following the August election, the Board of Directors will consider a budget for the next fiscal year. The Board of Directors will present the budget for approval at the November/December meeting.

ARTICLE VIII - BOARD OF DIRECTORS

Section 1. The Board of Directors shall consist of six (6) Directors, selected as hereinafter set out, and the three (3) elected Officers of the Club, such Officers each occupying the same office as the Board of Directors.

Section 2. The Board of Directors shall be the governing body of the Club with full rights and authority to determine policy, outline, plan and carry into execution all business, activities and policy, to enter into and execute all necessary agreements and instruments incident thereto in the name of the Club, and shall constitute the representatives of the Club. In addition to the foregoing powers, the Board of Directors shall be authorized to institute, as well as settle or compromise, in the name of the Club or otherwise, any necessary legal proceedings with the exception of the sale, lease or dedication of the lakes and parks, without 2/3rds. majority vote of property owners.

Section 3. The term of office of each member of the Board of Directors shall be for a period of two (2) years, and until his/her successor is elected and qualified, except, however, at the end of the first year, three (3) present Directors shall be elected for an additional one (1) year terms and three (3) Directors shall be elected for a two (2) year period. Members of the Board of Directors may succeed themselves.

Section 4. In case a vacancy occurs among the Directors, the remaining Board of Directors shall select a successor to serve during the unexpired term of the position vacated.

ARTICLE IX - MEETINGS

Section 1. Membership Meetings

(a) A regular annual meeting of the membership shall be held at the time and place designated in the notice thereof, during the month of August of each year.

(b) Special meetings of the membership may be called by the President, the Board of Directors, any three (3) Directors, or upon the written request made by not less than ten percent (10%) of the total membership, and when such written request shall be presented by the President, or in his/her absence, the Vice-President, such officer shall immediately call such special meeting.

(c) The Secretary-Treasurer shall give, or cause to be given to all members, written notice of all regular and special meetings of the membership not less than seven (7) days prior to the date of the meeting.

(d) Social meetings or events of the membership are desirable and shall be held from time to time as may be determined upon by the Board of Directors, or the membership.

Section 2. Board of Director Meetings

(a) A regular meeting of the Board of Directors shall be held quarterly at the time and place designated by the Board of Directors ... and any and all members of the Club shall be permitted to attend. Notice of such regular quarterly meetings shall be posted on the "Bulletin Board" near the front entrance of the Subdivision seven (7) days before date of regular meeting.

(b) Special meetings of the Board of Directors may be called by the President, or in his/her absence by the Vice-President, or by any three (3) Directors, such special meetings to be held at the time and place designated in the call and notice thereof, which notice shall be given to the Directors not less than two (2) days before the date of such meeting.

(c) A majority of the members then constituting the Board of Directors shall constitute a quorum for any meeting of the Board of Directors.

ARTICLE X - ELECTIONS

Section 1. Three (3) elected officers of the Club shall appoint a Nominating Committee of five (5) members not less than thirty (30) days prior to the August meeting of the membership each year. No elected officer shall be appointed to such Nominating Committee. The Nominating Committee so appointed shall select a slate of nominees for the elective officers of the Club, and members of the Board of Directors, and shall file a written report thereof with the President and Secretary-Treasurer not less than fifteen (15) days before the date of said August meeting.

Section 2. The written notice of the August meeting shall be given to the members as elsewhere provided in these By-Laws, and shall include the slate of nominees recommended by the Nominating Committee.

Section 3. Nominations for any or all offices in the Club, and members of the Board of Directors, may be made from the floor at the annual meeting by any member in good standing.

Section 4. The election of officers shall be held at the August meeting of the membership, and if requested by any member in good standing, shall be by written ballot. The nominee receiving a majority of the votes cast at the meeting shall be declared elected.

ARTICLE XI - COMMITTEES

Such committees as may be considered necessary by the Board of Directors may be appointed from time to time by the President, the number of members and duties of such committees being within the discretion of the President.

ARTICLE XII - PROCEDURE

Section 1. The Revised Edition of Robert's Rule of Order shall be authority for procedure in conducting all meetings of this Club and its Board of Directors, when not in conflict with provisions of these By-Laws.

Section 2. The following shall be the order of business for all meetings.

- (a) Registration of all members in attendance.
- (b) Roll call of Officers and Directors at meetings of the Board of Directors.
- (c) Reading of minutes of preceding meeting.
- (d) Introduction of visitors.
- (e) Reports of Committees.
- (f) Old business.
- (g) New business.
- (h) General discussion for the good and welfare.

ARTICLE XIII - AMENDMENTS

These By-Laws may be revised, changed or amended at any meeting, regular or special, by a two-thirds (2/3rds) vote of the members present who are in good standing, with the exception for increase in annual General Maintenance Fees as provided in Article IV, Section 1., hereof, requiring a two-thirds (2/3rds) vote of qualified membership. However, a copy of the proposed revision, change or amendment, together with notification of the time and place

of the meeting at which same is to be considered, shall be delivered or mailed to the residence of each member in good standing at least seven (7) days before the date of such meeting.

EXECUTED this the 29th day of March, 2001.

WOODLAND LAKES CIVIC CLUB, INC.

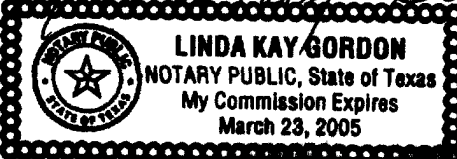
[Signature]
By:
Title: President

ATTEST:

[Signature]
By:
Title: *Secretary / Treasurer*

After Recording, Return to:

Woodland Lakes Civic Club
P. O. Box 255
Magnolia, TX 77353

Linda Kay Gordon

5-9-01

WOODLAND LAKES CIVIC CLUB
BY-LAW ELECTION — MARCH 26, 2001 — TABULATION SHEETS

871-00-1886

Section	FOR	AGAINST	Over/Under
<p>Section 1. All property owners within the Woodland Lakes Subdivision become a member of a Woodland Lakes Civic Club membership unit. A membership unit, which shall be entitled to a total of two votes, shall accrue to each parcel of property on which a maintenance fee is paid, defined and grouped as follows, to-wit:</p> <p style="padding-left: 40px;">One or more individuals, regardless of marital status, familial relationship, or other relationship, all of whom shall be bona fide purchasers under Contract of Sale of one or more properties within the Woodland Lakes Subdivision.</p>	18	2	
<p>Section 2. Each membership unit shall be entitled to an aggregate of two votes as follows, to-wit:</p> <p style="padding-left: 40px;">Property owners of one or more properties within the Woodland Lakes Subdivision shall be entitled to a total of two votes per parcel of property owned within the Subdivision and on which a maintenance fee is paid. These two votes may be cast separately; provided however, in the absence of any of the other parties of the membership unit, a single party of the membership unit shall be entitled to two votes. In the event two or more persons jointly own property in the subdivision, such joint owners shall be entitled in the aggregate to only two votes per parcel of property on which a maintenance fee is paid. Should two or more persons in one membership unit jointly own property in the subdivision with persons in another membership unit, each membership unit shall be entitled in the aggregate to only two votes.</p>	18	2	
<p>Section 3. No one shall be entitled to participate in the affairs of this Club or hold office therein except qualified members. A qualified member is defined as an individual property owner whose annual General Maintenance fees have been paid and are current, as set out in Article IV - Dues and Fees, Section 2.</p>	18	2	
<p>Section 1. Should any changes in the General Maintenance Fee assessment be necessary in the opinion of the officers and board of directors it will be submitted to the property owners for final approval requiring a 2/3rds. majority of qualified members, as defined in Article XIII.</p>	18	2	
<p>Section 2. It shall be the duty of the officers of the Club to assess and collect from all property owners the annual General Maintenance fee payable in advance--monthly, quarterly, semiannually, or annually. When notice is sent out in December for the payment of General Maintenance fees for the upcoming year, each property owner will designate the payment schedule of his/her choice: monthly, quarterly, semiannually, or annually. A qualified member in good standing shall be a member whose current maintenance fee assessments have been paid in advance and are current under his/her selected payment schedule. Any account unpaid for six (6) months without previous payment arrangements will be considered in arrears and, if not paid within 10 days of written notice, may be subject for collection through the small claims court. All disbursements from this fund for maintenance and/or improvements are to be approved by the Board of Directors.</p>	18	2	
<p>Section 3. Reserved for future use. <i>(Omit in its entirety, as the pool no longer exists)</i></p>	18	2	
<p>Section 4. Reserved for future use. <i>(Omit in its entirety as ownership of the Central Water System has been transferred to the Woodland Lakes W.S.C. [Water Service Corp.]</i></p>	18	2	
<p>Section 5. Reserved for future use.</p>	18	2	
<p>Section 1. The Fiscal Year of the Club shall begin on January 1st of each calendar year and extend to December 31st of the same year.</p>	18	2	
<p>Section 2. The term of office of each officer shall be for a period of one (1) year, and until his/her successor is elected.</p>	18	2	
<p>Section 1. The President shall preside at all meetings of the Club, preserve order, enforce the By-Laws and exercise supervision of the Club's affairs generally. He/She shall decide all questions of procedure and order for the Club; he/she shall, with the advice and consent of the Board of Directors, appoint all committees, unless otherwise provided for in these By-Laws, and he/she shall be ex-officio member of all such committees; and further, he/she shall perform such other and additional duties as are customarily performed by such Officer.</p>	18	2	

WOODLAND LAKES CIVIC CLUB
BY-LAW ELECTION — MARCH 26, 2001 — TABULATION SHEETS

Section	FOR	AGAINST	Over/Under
Section 2. The Vice-President shall assist the President in the discharge of his/her duties, and in the absence of the President, shall preside at all meetings of the Club and of the Board of Directors, and shall perform the duties of the President during the latter's absence. Further, the Vice-President shall perform any and all additional duties which may be delegated to him/her by the President or the Board of Directors.	18	2	
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Section 4. Following the August election, the Board of Directors will consider a budget for the next fiscal year. The Board of Directors will present the budget for approval at the November/December meeting.	18	2	
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Section 3. The term of office of each member of the Board of Directors shall be for a period of two (2) years, and until his/her successor is elected and qualified, except, however, at the end of the first year, three (3) present Directors shall be elected for an additional one (1) year terms and three (3) Directors shall be elected for a two (2) year period. Members of the Board of Directors may succeed themselves.	18	2	
Section 4. In case a vacancy occurs among the Directors, the remaining Board of Directors shall select a successor to serve during the unexpired term of the position vacated	18	2	
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(e) Quorum for all membership meeting shall be ten (10%) of the total number of members in good standing. <i>(Delete in its entirety)</i>	18	2	
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TOTAL VOTES	18	2	

WOODLAND LAKES CIVIC CLUB
BY-LAW ELECTION — MARCH 26, 2001 — TABULATION SHEETS

Section	PASS	FAIL
<p>Section 1. All property owners within the Woodland Lakes Subdivision become a member of a Woodland Lakes Civic Club membership unit. A membership unit, which shall be entitled to a total of two votes, shall accrue to each parcel of property on which a maintenance fee is paid, defined and grouped as follows, to-wit:</p> <p style="padding-left: 40px;">One or more individuals, regardless of marital status, familial relationship, or other relationship, all of whom shall be bona fide purchasers under Contract of Sale of one or more properties within the Woodland Lakes Subdivision.</p>	✓	
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<p>Section 1. Should any changes in the General Maintenance Fee assessment be necessary in the opinion of the officers and board of directors it will be submitted to the property owners for final approval requiring a 2/3rds. majority of qualified members, as defined in Article XIII.</p>	✓	
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<p>Section 3. Reserved for future use. <i>(Omit in its entirety, as the pool no longer exists)</i></p>	✓	
<p>Section 4. Reserved for future use. <i>(Omit in its entirety as ownership of the Central Water System has been transferred to the Woodland Lakes W.S.C. [Water Service Corp.]</i></p>	✓	
<p>Section 5. Reserved for future use.</p>	✓	
<p>Section 1. The Fiscal Year of the Club shall begin on January 1st of each calendar year and extend to December 31st of the same year.</p>	✓	
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<p>Section 1. The President shall preside at all meetings of the Club, preserve order, enforce the By-Laws and exercise supervision of the Club's affairs generally. He/She shall decide all questions of procedure and order for the Club; he/she shall, with the advice and consent of the Board of Directors, appoint all committees, unless otherwise provided for in these By-Laws, and he/she shall be ex-officio member of all such committees; and further, he/she shall perform such other and additional duties as are customarily performed by such Officer.</p>	✓	
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**WOODLAND LAKES CIVIC CLUB
BY-LAW ELECTION — MARCH 26, 2001 — TABULATION SHEETS**

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Section 4. Following the August election, the Board of Directors will consider a budget for the next fiscal year. The Board of Directors will present the budget for approval at the November/December meeting.	✓	
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Section 3. The term of office of each member of the Board of Directors shall be for a period of two (2) years, and until his/her successor is elected and qualified, except, however, at the end of the first year, three (3) present Directors shall be elected for an additional one (1) year terms and three (3) Directors shall be elected for a two (2) year period. Members of the Board of Directors may succeed themselves.	✓	
Section 4. In case a vacancy occurs among the Directors, the remaining Board of Directors shall select a successor to serve during the unexpired term of the position vacated	✓	
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(c) Quorum for all membership meeting shall be ten (10%) of the total number of members in good standing. (Delete in its entirety)	✓	
(b) Special meetings of the Board of Directors may be called by the President, or in his/her absence by the Vice-President, or by any three (3) Directors, such special meetings to be held at the time and place designated in the call and notice thereof, which notice shall be given to the Directors not less than two (2) days before the date of such meeting.	✓	
NUMBER TO PASS		
NUMBER TO FAIL		

PASSED AND APPROVED this the 29th day of March, 2001.

WOODLAND LAKES CIVIC CLUB, INC.

[Signature]
By: _____
Title: President

ATTEST:
[Signature]
By: _____
Title: Secretary / Treasurer

Return to:
LINDA KAY GORDON
NOTARY PUBLIC, State of Texas
My Commission Expires March 23, 2005
Woodland Lakes Civic Club
Box 255
Magnolia, TX 77353

54-01

Woodland Lakes Civic Club, Inc.
Meeting Minutes for March 29, 2001

Meeting was called to order by Fredda. Minutes from previous meeting were read. Three corrections were made. There was a discussion about the liability insurance premium and also about the lights in the park belonging to the civic club. A motion was then made by David Speer to accept as read. Second made by Bill Schooley. Motion carried.

Financial statement was read and T. J. had questions concerning check numbers 4854-4866 that were not on any previous cash flow statement. Jeanette is to do a financial statement for December as that was when the checks were written but no meeting that month. Update will be given at next meeting. Motion made by T. J. to accept financial statement and there was a second by Bill Schooley. Motion carried.

Parks-There was no report on the parks but should have some information at April meeting.

Roads- Waiting on railing to go along the lake and up at the entrance and also a bid from the installer.

David received bid of approximately \$6,000.00 from San Bernard Electric for new street lights. They will be trying to get permission from property owners. Should be getting lights in sometime in April.

Mr. Len Ray approached the board concerning signs being pulled up at the street corners. David will get in touch with someone to see what can be done.

By-Laws- Deed restrictions will be worked on later. Fredda recognized Georgia Smith, Doris Speer, and T. J. for all their work on the By-Laws. New proposed By-Laws were discussed. There were questions concerning notice being given for any major changes. (By-Laws, Deed Restrictions, Elections, etc.) Also there would be meetings prior to the voting. A vote was called for and there were 18 for and 2 opposed. Motion carried. If anyone has any changes in Deed Restrictions, please let us know.

For recording we will need: (1) original signed and dated By-Laws (6 pages), (2) original copy of approved minutes of March 29, 2001 meeting (signed), (3) original signed and dated tabulation sheet (4 pages), and copy of attendees to March 29, 2001 meeting on sheet (1 page)

Mowing- We only had 2 mowing bids turned in. A & J Lawn Care with 1st mowing for \$1,200.00 month and second at \$150.00, John Wolf & Sons with 1st mowing at \$1,400.00 a month and a second at \$500.00. There was a discussion concerning A & J Lawn Care. People had seen the work he does and it looks good. We were not satisfied with the performance of John Wolf and Sons

871-00-1891

last year. There was discussion about having all lakes mowed on the second mowing. Some thought that we should not just mow the big park and entrance but all parks. Mr. Hauser will ask what they will charge to do all parks. It was decided that we would offer them \$250.00 more than their bid to get them to do all parks. Motion made by Jim Hasbrouck to go with A & J Lawn care and to see what they would charge to do all parks. Second by Bill Schooley. Five for and one against.

There was a discussion concerning the trash up front and where the trees have been cut down. They will widen the entrance and the guard rail will be put up. Rail and post will be free to us. We will only need to pay for labor. We will try to do some landscaping after the rail is installed. Lightening hit tree at double lake and it needs to be taken down.

If we see anyone walking through the subdivision or four wheelers on the road, we need to call the Sheriff's Department. Keep watch on empty houses and also on your neighbors.

Appreciation was given to Mr. Graham for helping Mr. Hauser with park clean-up.


Mr. Lovelace said someone had pulled up tables on Lake Trail. He suggested that we cement each end of the table.

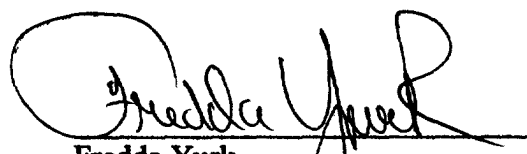
We are having problems with dogs again. The garbage is being torn into and newspapers are being torn up. T. J. volunteered to call the dogcatcher again and try to get him back out here working this area.


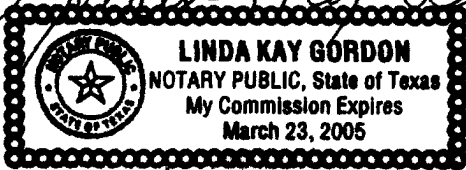
The keys for all board members were discussed. Keys will be made and distributed.

Motion made by Mr. Hauser to adjourn. Second by David. Motion carried and meeting was adjourned.

Minutes passed and approved 4-26-01.


Jeanette Starrett
Secretary/Treasurer


Fredda Yurk
President



5-4-01

871-00-1892

Attendees

March 29, 2007

- 1 Jeanette Sturatt
- 2 ~~Kathy~~ Sue
- 3 Pat Graham
- 4 Gordon Graham
- 5 Robert Malone
- 6 Barbara Malone
- 7 Long Long
- 8 Len Lovelace
- 9 Wario Lovelace
- 10 Don Beyer
- 11 My Kaiser
- 12 Carol Spier
- 13 Joan Schooley
- 14 W. K. Schuyler
- 15 James Gibbons
- 16 Jim Ashcraft
- 17 ~~John C. Ashcraft~~
- 18 Stella Ashcraft
- 19 Georgia Smith
- 20 Al Watt

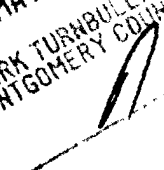
871-00-1893

ATTENDEES

April 26, 2001

Don J. Speer
Martin J. Hansen
Freddie J. Hunt
Paul W. Jones
Ed Graham
Arden Arham
Georgina Smith
Carroll
James Heston
W. E. Johnson

RECORDER'S MEMORANDUM:
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD
 01 MAY -4 PM 3:05
 MARK TURNBULL, CO. CLERK
 MONTGOMERY COUNTY, TEXAS
 DEPUTY

STATE OF TEXAS
 COUNTY OF MONTGOMERY
 I hereby certify that this instrument was filed in
 File Number _____ on the _____ day of _____ at the time
 stamped herein on the end and was duly RECORDED in
 the official Public Records of Real Property of
 Montgomery County, Texas

MAY - 4 2001



Mark Turnbull
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS